

**NOTE: These minutes do not constitute a verbatim transcription of the CPC meeting.**

**CITY PLANNING COMMISSION  
REGULAR MEETING  
April 20, 2006**

**APPROVED**

Call to Order: The meeting was called to order by Chairperson Arthur Simons in the Committee of the Whole Room, 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center, at 4:50 PM.

Roll Call: Present at the meeting were Commissioners Cason, Glaser, Glenn, Jeffrey, Simons, Smith, Wendler and Williams. Absent was Commissioners Christensen (excused).

Agenda: The Agenda was approved as submitted.

Minutes: **ACTION:** Commissioner Cason moved to correct the minutes of the Regular Meeting of March 30, 2006 relative to discussion on the 2006-2007 Community Development Block Grant program. Commissioner Glenn seconded the motion. Motioned carried.

PUBLIC HRG.--  
Far East-Side Overlay Area: A public hearing was held to consider amendments to the Zoning Ordinance to authorize the Board of Zoning Appeals (BZA) to consider dimensional variances for new construction as well as for existing buildings, and to create, describe, and identify a Far Eastside Overlay Area to provide certain intensity and dimensional standards that apply to the overlay area and to correct certain cross-referencing errors.

CPC staff members Rory Bolger and Gregory Moots reviewed the background information and the scope of the ordinance.

CPC staff drafted the ordinance in collaboration with an interdepartmental review team consisting of staff from the Planning and Development Department (P&DD), Buildings and Safety Engineering Department, Law Department, and Board of Zoning Appeals (BZA), and in consultation with the petitioners.

In 2004, the P&DD submitted to City Council the Pre-Development Agreement for the Far East Side Area, which was subsequently approved by City Council in July of 2004. The Agreement between the City and New Far East Side Development Co., LLC (the developer) sets forth the requirement that the developer prepare a Master Plan, which is also an implementation plan, for the Far East Side area. This Master Plan was submitted to and approved by City Council in 2005 after review and negotiation by CPC staff.

The overall Far Eastside Area is bounded by E. Jefferson Avenue, Alter Road, Warren Avenue, and Conner Avenue, and is approximately 1,200 acres in size. The developer would also serve as the Master Developer for a 700-acre portion of the area.

As the Plan states, “As the Master Developer, (the developer) shall purchase City and public sites, and pursue the acquisition of any privately held sites necessary to implement its Master Development Plan for the Far East Side area. To facilitate the development, (the Developer) shall enter into partnerships, joint ventures and assignments of a portion of the project to non-profit housing organizations, small organizations, small builders, minority and/or female builders capable of constructing units on a smaller scale.” The City is not required to use eminent domain to obtain any properties. The Master Developer would have the sole right to develop the City-owned land or choose developers within the 700 acres. Design Guidelines for the area are incorporated into the Plan, guiding the general appearance, site layout, and location of the various building types. The Plan will be implemented in phases, with the first phase occurring in the Fox Creek Neighborhood (New Town #1), bounded by East Jefferson, Kercheval, Manistique, Vernor, and Alter Roads. It is anticipated that previously planned and proposed projects throughout the entire area will be implemented.

CPC and City Council approval is necessary for each New Town Plan and for the proposed Overlay Zoning area. The Master Agreement states that the project area will be rezoned to PD or some other appropriate zoning classification that would enable the developer to meet its goals. The proposed overlay zoning achieves this.

Exclusive authority is granted to the New Far East Side Development Co., LLC, for a period of five years, during which time the developer is required to develop 440 new residential housing units in New Town #1 and a total of improved lots to accommodate 1,000 housing units. The Master Developer then has the option to extend the term.

New Far East Side Development Co., LLC is made up of Melvin Washington with 35% ownership, David Hill, 35% ownership, Henry Cisneros, 25% ownership and Linda Smith, 5% ownership. Melvin Washington is a Detroit-area housing developer. David Hill and Henry Cisneros are national developers. Linda Smith is a local developer and is Executive Director of U-SNAP-BAC.

The land in the proposed overlay area is generally zoned R2 (Two-family residential district). Much of the land was platted in 30 foot wide lots, meaning that the homes built in the early part of the twentieth century were very close to each other.

When the 1968 Zoning Ordinance was passed, it established a more suburban style of development, requiring a 5,000 square foot lot having at least 50 feet in width. Exceptions to the lot area and lot width requirement were allowed but, because of the side yard requirements, new residential construction on 30 foot lots would result in very narrow homes, unless the developer secured a dimensional variance from the Board of Zoning Appeals.

The proposed infill housing referenced in the Master Plan for the Far Eastside Area, which was incorporated into the Master Development Agreement as Exhibit D, shows single- and two-family dwellings being built on the existing small platted lots, as was the original housing, most of which has been demolished in recent decades. Unlike the original housing

development, however, the residential infill development on land zoned R2 now would require dimensional variances from the Board of Zoning Appeals.

In order to facilitate the proposed residential infill development in the Far Eastside area, CPC staff explored several options, including making no Zoning Ordinance text or map amendment; rezoning the land from R2 to R5 zoning district; rezoning the land from R2 to PD; creating an overlay area; and creating an R7 or SD6 zoning district and rezone the land.

CPC staff felt that the creation of an overlay area responded best to the needs of the petitioner and existing property owners without unduly burdening City resources. An overlay area could be crafted to restrict unwanted uses or authorize unique features while leaving the underlying zoning district intact. The time, staffing, and expense of public hearings are foregone. Permit issuance would be more predictable.

The proposed ordinance contains four main provisions unique to the Far Eastside Area, and one provision that would be applicable citywide, in addition to non-substantive corrections and revisions of a “housekeeping” nature:

The proposed Far Eastside Overlay Area would be established within a 140 acre area generally bounded by East Jefferson Avenue, the alley first west of Newport Avenue, the alley first north of Kercheval Avenue, the alley first west of Manistique Avenue, East Vernor Highway, and the City of Detroit City Limits east of Alter Road.

The standards proposed for the overlay area would facilitate the construction of single-family dwellings, two-family dwellings, town houses, and multiple-family dwellings at a greater density than presently allowed on land zoned in the R2 zoning classification.

To achieve a greater density, certain lot area, lot width, setback, lot coverage, recreational space ratio, height, and floor area ratio specifications are modified to allow for greater housing density without need for dimensional variances from the Board of Zoning Appeals.

CPC staff compared the citywide provisions for the R2 district with the proposed provisions for the overlay district.

Other provisions that would apply to the overlay area would make multiple-family dwellings and outdoor recreation facilities by-right uses, rather than conditional uses, in the R2 district. Additionally, the 8-unit limit on the size of multiple-family dwellings in an R2 district would not apply within the overlay area. Also, more appropriate setback provisions are stated for mixed-use buildings in business districts. Clarification is made that the Zoning Ordinance’s Alternative Residential Development Options do not apply within the overlay area.

On a citywide basis, the BZA would be empowered to consider dimensional variance requests for new construction, such as for lot area, lot width, setback, lot coverage, recreational space ratio, height, and floor area ratio. Presently the Board’s authority is limited to dimensional variance requests involving existing buildings.

Numerous non-substantive revisions and corrections are made to properly state cross-references, update reference to an obsolete agency, and change phrasing of certain provisions for greater clarity.

Ed Lowe of P&DD expressed support for the amendments. The proposal is a positive development for this area.

Commissioner Smith excused herself from the table citing a conflict of interest. Commissioner Smith is a partner in the New Far East Side Development Co., LLC.

Present for the discussion were representatives of and consultants to the New Far East Side Development Co., LLC, including Jennifer Madden, Phoenix Group; Michael Mitchell; Dana Christian, U-SNAP-BAC; and Madison & Madison International.

Ms. Madden reviewed the strategic principles and initiatives guiding the development proposal. These include taking into account geography and density to create smaller towns. New east-west streets are planned over vacant lots. The intent is to bring back the east side of Detroit in a fast timeframe.

The LLC is working with various organizations such as the Jefferson East Business Association to “stretch the envelope of housing opportunity” in the area. The LLC is trying to reach as many income levels/households as realistically possible.

The project represents \$40 million in infrastructure improvements. The City is contributing a total of \$13 million.

Ms. Madden noted that phase 1 consists of the development of 140 acres. Only 234 structures remain in the area. Existing street blocks are 2000 feet long. New east/west streets are proposed over vacant lots to break up the north/south streets into smaller blocks. A total of 1,500 units of new single residential, duplex and multi-family and mixed units are proposed. Samples of the styles for the single residential, duplex and multi family, and mixed units were presented. Elevations depicting the dimensions were reviewed.

The developers noted that \$.5 million has been set aside for a home repair/rehab program for existing residents. The LLC is working with U-SNAP-BAC to augment the program via the creation of a foundation to solicit corporate and other entities in providing funds for home repair.

The Jefferson East Business Association, Riverbend Association, and the Eastside Land, Inc. expressed support for the project.

Commissioner Glaser inquired as to the availability of market research in support of the housing. Do people want to live on 30 ft. lots? Ms. Madden cited a study prepared by Hanley Wood Market Intelligence supporting the demand. A copy of the market study would be given to the CPC.

Commissioner Glaser inquired as to the amount of funding that would be available for home repair and rehab. Ms. Madden agreed that the \$.5 million through the City's HOME program would not be enough to fund the home repair needs in this area. The LLC is working to set up a foundation which would have more flexibility than the City's program in funding providing funds to households with a different range of income.

Commissioner Williams requested clarification on the design and dimensions of the single-family homes noting that they appeared to be very narrow. How "skinny" are the houses? Do they look like the houses recently constructed in the City of Highland Park?

Mr. Mitchell reviewed the elevations and designs for the structures in Fox Creek. He reviewed the dimensions for the single-family structures noting their 35-foot height, 22-foot width and 40-foot depth, and 20-foot setbacks. Elevations and various layouts were included in the CPC table packets.

Commissioner Cason inquired as to the selling prices for the homes. Ms. Madden responded that they would range in price from \$180,000 - \$250,000. A total of 1,500 units would be constructed.

Commissioner Cason inquired as to whether the garages would be accessed via side driveways or alleys. Ms. Madden responded that they would be access via alleys. The alleys are 20 feet wide.

Commissioner Cason inquired as to whether any schools will be built in the area. Ms. Madden noted the LLC is working with the Detroit Public Schools in that regard. The developers, however, do not anticipate the building of any new schools.

Commissioner Cason inquired as to the planning for pocket parks. How will the parks be maintained? Mr. Madden noted that such parks are planned. Maintenance fees would be collected via condo and homeowner association dues.

Commissioner Wendler requested clarification on the dimensions of the houses noting that it appeared that the ceilings are 25 ft. high. Mr. Mitchell noted that the single-family homes are two stories in height. The living space is located five feet above grade via a walk up of four steps. The houses feature 11 foot floor-to-floor heights with an 8 foot high pitched roof.

Commissioner Jeffrey inquired as to whether any study has been completed showing the amount of time and costs saved by the approval of an overlay district compared to the project going through the BZA approval process. Mr. Mitchell noted that going through the BZA process and payments of fees would cost millions of dollars and many years to complete. City Council asked the developers to complete development of the site in six years. Five years remain to complete Fox Creek. A mechanism needs to be in place to facilitate approval in a timely manner.

Commissioner Jeffrey noted the providing home repair to existing residents would be critical to the success of the project. He recommended that the foundation use the \$500,000 in home repair funds to leverage additional funds. .

Commissioner Williams inquired as to whether the houses would be modular or stick built. Mr. Mitchell replied would be stick built.

Commissioner Glenn felt that the high peaked roofs would be difficult to maintain noting that they would not last over 15 years. He inquired as to the cost to repair those types of roofs. Mr. Mitchell pointed out that the developers are offering several variations. Not all of the models will have steep slopes. He cited attempts to be environmentally "green" conscious. The examples of housing styles shown at today's meeting may not be built through the area. Other builders will be involved in the development of the Far Eastside area. Five other builders will be showing different designs for the remaining phases.

In response to Commissioner Williams, Mr. Bolger noted that the four foot side setback provision applied to both sides of an infill house constructed between two existing homes.

Commissioner Simons expressed concern regarding the density of the project. He inquired as to the width of the streets. He questioned whether garbage pickup would be curbside. Ms. Madden noted that the width of the streets is 30 feet measured from curb to curb. Garbage would be picked up via the alleys. To mitigate congestion, measures such as making the alleys one way or allowing parking on only side of the street could be taken.

Tyrone Miller, Director of the BZA, expressed support for the project but felt that the current zoning regulations should be maintained. The role and responsibility of the Board of Zoning Appeals should be preserved. The dimensional variances should go through the usual BZA variance process. As to the issue related to cost and time, the BZA did not think the project was too large for the BZA to process. The BZA has worked with developers to make the process cost effective. The BZA played a similar role when approving variances for housing development in Core City. Houses were grouped into blocks to process them at once. The BZA process does not cost millions of dollars and is not a time consuming process. The intent of an overlay zone is to provide additional restrictions, e.g., Gateway Overlay district. This is the first time the concept will be used to eliminate restrictions. Other options are available such as rezoning the area to PD.

In response to Commissioner Glenn, Mr. Bolger explained that the proposed ordinance only speaks to the dimensional variances. The amendment would make it possible for the issuance of permits without BZA approval. The hardship relief process would remain.

Commissioner Williams inquired as to why a PD zoning district is not being considered. Mr. Miller stated that the BZA does not necessarily support the PD district. The BZA supports the present process outlined in the Zoning Ordinance.

Mr. Mitchell noted that adhering to the BZA process would result in a cost of \$1 million in time. The project has to be built in five years. Fifty different builders might be involved in the project. The developers need to jumpstart the process. It is best for developers to approve all of the variances at one time. The intention is not to circumvent any process.

Mr. Bolger noted drawbacks to the PD zone. All existing property owners would be required to go through the complete PD modifications process if they wished to significantly

alter their property. The PD zoning is most frequently applied to land that has been cleared so as to avoid this unintended consequence.

Commissioner Jeffrey questioned whether other options have been discussed. Mr. Miller responded that other options had been discussed with city departments but not with the developers.

The following persons spoke at the public hearing.

Mattie Stubbs, 11241 Glenfield, left prior to her name being called.

Darryl Horner, 2914 Wixom Rd., Commerce Township, expressed concern that property taxes would significantly increase due to the new construction of \$180,000 homes and improvements in the area. Mr. Moots responded that property taxes are capped by Proposition A which limits property tax increases for existing property owners to the cost of living regardless of an actual increase in the property's value. Cost of living is generally in the range of 2-4% per year. Mr. Horner expressed concern that existing homeowners would be assessed at a higher rate when bringing their houses up to code. He inquired as to what constitutes a substantial improvement vs. bringing a property up to code. Are new windows and siding a substantial improvement or bringing a property up to code? Mr. Horner expressed concern regarding the management of traffic. How will traffic in the alleys be handled? The developers noted that the alleys are proposed to remain open to vehicular traffic. Some commissioners cited the possibility of making streets or alleys one way to control traffic flow.

Beatrice Morris, 1359 Alter Rd., inquired as to whether existing homeowners would be given first priority in receiving home repair funds. What about renters? Mr. Lowe noted that P&DD is targeting \$560,000 in CDBG minor home repair funds to the Far Eastside area. The funds will be administered through the Housing Services Division of P&DD. Ms. Christian noted that only homeowners are eligible to receive CDBG funds. However, the developers recognize the need for additional dollars and are trying to raise funds through other entities, which would be less restrictive in funding rental properties or those containing households with a different range of income.

Leon Harrison, 12929 Philip, expressed concern that property taxes would rise significantly due to the new construction and improvements.

Rev. Tim Pelk, St. Ambrose Church, 15020 Hampton, Grosse Pointe Park, welcomed the project but cited the need to protect the previously designated PIFU (People in Faith United) playground as recreational space. The developers should work cooperatively with the Church to make the playground a feature, rather than a detriment, to the plan. Community projects are being "inched out." Approximately 500 students attend St. Ambrose Academy. The children do not have anywhere to play. Rev. Pelk indicated that he had written Henry Cisneros and telephoned U-SNAP-BAC about the problem, but had not received a lot of answers. The community has been stopped from buying 30-foot lots in the area because the property has been turned over to the developers.

Jon Shefferly, 200 Renaissance Center, Suite 2650, an attorney representing St. Ambrose, noted that once the project starts moving forward, the needs of the church and school will be bypassed. For the past 8-9 years, the Church has worked hard with the City to get properties demolished and has purchased property with the hope to expand the play area. He cited properties owned by the Church near an alley at Jefferson and Alter Rd. The Church wanted to purchase lots located between two of its lots on the north side of the schoolyard. The lot is owned by the developer. In response to Commissioner Cason, Mr. Shefferly noted that due to a decline in the size of the congregation, St. Martin merged with St. Ambrose in 1989. The congregation is now comprised of 900 households and is slowly growing. Upon questioning, Mr. Bolger noted that Ives School on Philip, not Guyton School, burned down.

Barbara Baker, 1423 Lakewood, expressed concern as to garages accessed from the alley. With a \$180,000 house, there should be driveways. No one currently residing in the area can afford to purchase a \$180,000 home. Most of the residents are on fixed income. The new construction will result in increased taxes.

Orelia Brown, 1157 Dickerson, a 30 year resident of the area, inquired as to the boundaries of the project. She questioned whether the new homes would reflect the existing character of the area. Ms. Brown stated that she owns a beautiful brick home on Dickerson. The new houses should incorporate building materials to match the existing ones. Ms. Brown expressed opposition to the construction of multi-family buildings. The project is too dense. She questioned whether the project would be successful. Who is going to buy the new houses?

Atheline Rucker, 1306 Alter Rd., representing the Chalmers Jefferson Block Club and residents, submitted petitions stating that the signatories cooperate with various City of Detroit departments and other agencies in improving the health, safety, physical, economic and cultural standards of the area's residents. The signatories demanded that neighborhood representatives be included in any development committee whose decisions affect the neighborhood. Ms. Rucker noted that many seniors have been living in the area on fixed incomes in houses valued at \$40-\$80,000 for over 25 years. These residents are experiencing health problems. This population is not being represented. They will not be eligible for loans to improve their properties. How much are the developers willing to give the residents to bring their houses up to code?

Cecil Williams, Sr., 1275 Philip, left prior to his name being called.

Clotine Bracey, 1360 Marlborough, inquired as to the distance between the houses. She felt that the proposed four foot side yards were inadequate putting the new homes too close to the existing ones. Mr. Bolger explained the setback provisions. Ms. Bracey felt that the alleys should be eliminated. The alleys should be incorporated into the land of the homeowners. She recommended making the streets one-way to reduce congestion. She expressed support for breaking up the long blocks.

Azziem Shah, 1306 Alter Rd., a licensed builder and home inspector, expressed support. Mr. Shah noted that he and his wife recently rehabbed their property. They did not have much money but proceeded with repairs over time. He felt that this was a great project. U-SNAP-BAC is a great organization. The concerns of the community can be worked out.



Alter Rd. properties share an alley with the City of Grosse Pointe Park. Grosse Pointe Park patrols the alley. Mr. Shah expressed opposition to closing the alley. The alley continues to serve as a link between the two neighborhoods. There should be no barriers. Things should be kept open. Mr. Shah noted that the area has been designated as a Neighborhood Enterprise Zone resulting in tax savings for the residents. He suggested that information be disseminated to the community referencing benefits.

Cheryl Cooley, 1267 Newport, a 30-year resident of the area, felt it was a good program except for accessing the garages via the alleys. She indicated that she had just torn down her garage last year, installed a fence, and has been making improvements to her house. Ms. Cooley felt \$180,000 was too much to spend for a house in that area.

The matter was taken under advisement.

OLD  
BUS.—  
2006-07  
CDBG and  
NOF:

Further consideration was given to review of the CPC staff's recommendations on the 2006-2007 Community Development Block Grant (CDBG) program and the Citizens Review Committee's recommendations on the Neighborhood Opportunity Fund (NOF) program.

Present for the discussion were Deborah Ferris, Christopher Gulock, Kimberly Haygood, James Ribbron and Janice Tillmon.

CPC staff summarized issues resulting from the Commission's actions on April 6, 2006. These related to total recommended funding amounts being over the 15% public service and administrative caps due, in part, to not including the total \$650,000 in additional funding changes to the minor home repair program.

To resolve the administrative cap problem, CPC staff recommended that the CDBG line items, P&DD Administration General, P&DD-Neighborhood Support and P&DD-Planning General, be reduced by an equal percentage for a total amount of \$501,611.

**ACTION: Commissioner Smith moved to accept the CPC staff recommendation.  
Commissioner Wendler seconded the motion.**

To address the administrative cap overage, Commissioner Jeffrey recommended amending the motion to eliminate \$200,000 in funding for the CDBG line item, Citizens District Councils ADPLN, and reducing the CDBG line items, P&DD Administration General, P&DD-Neighborhood Support and P&DD-Planning General, by an equal percentage for a total amount of \$301,611.

Commissioner Simons inquired as to the number of Citizens District Councils (CDC) currently in operation.

Ms. Tillmon noted that the Administration names 15 CDC's. Six of the 15 probably have parcels of property available for development, or development is currently taking place. Some of the CDC's indicate that they are functioning but CPC staff does not receive any reports from their meetings. P&DD staff does not participate in their meetings. Upon questioning, Ms. Tillmon noted that the Brush Park CDC is involved in a lawsuit against the

City. In response to Commissioner Jeffrey, Ms. Tillmon responded that a contract has not yet been written for the \$200,000.

Commissioner Jeffrey suggested that the \$200,000 in funding for CDC ADPLAN should be given to Amandla Community Development Corporation to assist in their construction of single-family housing.

Commissioner Cason felt that the CPC should find out which CDC's are not functioning.

**ACTION: Commissioner Smith moved to accept the amendment.  
Commissioner Wendler seconded the motion.  
Motion carried.**

Commissioner Simons inquired as to the HUD's concerns regarding the NorthStar Community Development Corporation. Mr. Ribbron noted that CPC staff is not privy to the particulars, but HUD is reviewing NorthStar for misappropriation issues, such as why certain funds were spent and the outcomes of monies spent.

Discussion ensued on the need to lower the budget by \$150,000 as a result of not including in the total \$650,000 additional changes to the minor home repair program.

Commissioner Jeffrey again inquired as to the rationale for only recommending \$60,000 to Amandla Community Development Corporation. Mr. Loper emphasized that the organization is not ready as the \$40,000 awarded last year is just now about to be placed under contract. The group has only just completed its predevelopment activity for phase 1 which includes 125 units of market rate housing. The request for funding for 2006-2007 is for pre-development and operating expenses for phase II of its plan to build 80 single-family units for low and moderate income persons.

Commissioner Jeffrey felt there were inconsistencies in the explanations provided by CPC staff as to fund or not fund a project. CPC staff is recommending \$150,000 to the Woodbridge Neighborhood Development Corporation for the predevelopment and acquisition costs for infill construction of 30 affordable homes although the Corporation doesn't appear to be ready given CPC staff's explanation that the group "hopes to build" infill housing. The rationale needs to be consistent and clear.

Discussion ensued on the receipt of low income tax credits and HOME funds. Commissioner Jeffrey noted that in this round no organization received low income tax credits. Mr. Gulock noted that 24 groups applied for HOME dollars.

**ACTION: Commissioner Wendler moved to decrease funding for the Demolition program by \$150,000 to address the over budgeting issue which resulted from not including in the total \$650,000 changes to the minor home repair program.  
Commissioner Jeffrey seconded the motion.  
Motion carried.**

Discussion ensued on the demolition program. Commissioner Glenn felt that all funding for that program should be eliminated until the Law Department responds to the implementation of the lien program. Mr. Gulock noted that the Law Department is working on the implementation. A discussion with City Council is to be scheduled. Commissioner Smith suggested turning over the collection of demolition fees to a collection agency.

Discussion ensued on the use of CDBG funds to build market rate housing vs. low-moderate income housing. Commissioner Williams inquired as to the rationale for the recommendation to fund the request of the Greater Corktown Development Corporation for minor home repair for low to moderate income homeowners but to not fund predevelopment activity to build market rate housing.

Commissioner Glenn inquired as to funding for the development of a Black Business District. Mr. Ribbron noted that a working group comprised of the Detroit Economic Growth Corporation, P&DD and CPC staffs is trying to identify a site in cluster 4 and/or 6 for development of the district. These clusters represent the CBD and New Center area. Commissioner Williams inquired as to the rationale for funding the project in the amount of \$250,000 given that \$6 million is to be provided by the casinos. Ms. Tillmon noted that the \$6 million became available on March 31. There is no set process to distribute the funds and no time limit for expenditure. A plan is not in place because different entities have access to that \$6 million fund. Mr. Ribbron noted controversy around the project and City Council's desire for a successful project.

Commissioner Jeffrey inquired as to the description of evaluation activities proposed by WSU for 2006-2007. Ms. Ferris noted that traditionally additional conversations are conducted with WSU and the Commission before finalizing the activities for the upcoming year. Commissioner Jeffrey requested to be invited to discussions with the CPC staff to determine the exact activities and future needs.

Commissioner Simons inquired as to the possibility of reprogramming minor home repair funds. Ms. Ferris noted that CPC staff receives a status report from the P&DD on the status of expenditures. Very few groups have remaining balances. CPC staff could find out the status for a particular neighborhood group.

Commissioner Cason inquired as to whether Central United Methodist Church: Peace for Youth has been successful in reducing the amount of violence on the streets. Ms. Ferris responded that it has been successful for the youth involved in the program. The organization has a good track record.

Commissioner Williams requested that the CPC pin the Church of the Messiah Housing Corporation to fund its after-school tutoring program for youth.

Commissioner Smith cautioned against recommending funding amounts that are too low to provide effective outputs.

Commissioner Jeffrey recommended eliminating funding to the Jefferson East Business Association for its entrepreneurial training program and to increase funding to the Detroit

Entrepreneurship Institute by \$50,000. He suggested that the Institute enter into some type of agreement to support training for the Jefferson East Business Association.

Commissioner Simons suggested that, if possible, funding to Damon's House be increased to \$100,000. CPC staff noted that Damon's House was the only one whose funding was not cut by the Citizens Review Committee in order to balance the budget.

Commissioner Wendler recommended that funding to Alternative for Girls be increased to \$105,000.

Commissioner Jeffrey recommended that funding to Eastside Industrial Council be increased to \$75,000.

In order to meet the over budgeting issue, Commissioner Smith recommended to decrease funding to the Northern Area Association for its home repair program by \$15,000 and to decrease funding to the Northend Citizens Association for its home repair program by \$15,000.

Forms were completed and submitted by the following Commissioners indicating possible conflicts of interest with some of the proposals: Commissioner Cason (Russell Woods Sullivan Area Association and City Year, Inc.), Commissioner Glaser (no conflicts), Commissioner Glenn (Blackstone Park Association), Commissioner Jeffrey (People's Housing and Community Development, Prevailing Community Development, and Twenty First Century Sisterhood), Commissioner Simons (Barton McFarlane Neighborhood Assoc.), Commissioner Smith (Habitat for Humanity, U-SNAP-BAC, and Community Development Advocates of Detroit), Commissioner Wendler (Southwest Detroit Business Association – ED and Southwest Detroit Business – community policing) and Commissioner Williams (no conflicts).

**ACTION: Commissioner Jeffrey moved to approve the recommendations on the 2006-2007 Community Development Block Grant and Neighborhood Opportunity Fund programs as revised by the CPC. Commissioner Wendler seconded the motion. Motion carried**

Adj.: The meeting was adjourned at 8:20 PM.